



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Adopt Resolution Approving the Concept Design and Authorizing the City Manager to Execute a Professional Services Agreement with George Miers & Associates for Final Design and Construction Administration Services for the New Animal Services Facility, East Guild Avenue (\$360,000)

MEETING DATE: June 19, 2002

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council approve the concept design and authorize the City Manager to execute a contract with George Miers & Associates, of Moraga, for the final design of the new Animal Services Facility (including construction drawings, specifications, and construction administration), and execute contract change orders, as needed, for this project.

BACKGROUND INFORMATION: At its February 6, 2002, meeting, City Council authorized the City Manager to execute a professional services agreement with George Miers & Associates for the concept design of the new Animal Services Facility. Following approval of the concept plan, the next phase is to complete the final design for the facility.

The proposed Animal Services Facility will be located on Guild Avenue south of Lodi Avenue and is estimated to cost approximately \$4 million, including design costs and contingencies. (If land costs were to be included, an additional \$95,000 should be added to the project budget to reimburse the Electric Utility Fund.) The new building will consist of office space to accommodate the current and long-term needs of the Animal Services staff as well as animals. The concept plan is based on State mandates regulating the care and sheltering of animals, input from the Animal Services Task Force, George Miers' expertise in the field of animal services, and the Animal Services staff. The plan emphasizes adoption and humane treatment of animals and includes 27 dog kennels, rooms that can accommodate an additional 20 to 24 "socialized" dogs, plus 9 isolation kennels, and can accommodate roughly the same number of cats. The facility also includes locker space for employees and volunteers, euthanasia facilities, storage, and a classroom.

Final design services will consist of preparing detailed construction drawings and specifications. Construction administration services are also included. The design phase further defines the Animal Services Facility project, including details of the site and floor plans, building finishes, complete building systems (electrical, mechanical, etc.), and specific products to be used. Construction administration services include submittal review and approval, project meeting attendance and site visits by the architect and his design consultants during construction. It is anticipated that this phase of the project will take four months to complete after which time staff will return to Council to approve the specifications and for authorization to go to bid for construction of the building. The contract will be on a time-and-materials basis, not to exceed \$360,000, including contingencies.

Staff and the project architect will make a more detailed presentation and will be prepared to respond to questions Council may have during the meeting. A rendering of the building façade and site and floor plans will also be available. Staff would also like to thank the advisory task force, not only for their assistance on this project, but for their (and others) ongoing support of animal services operations.

FUNDING: General Fund Certificate of Participation \$360,000
Funding Available: *Ruby R. Davis for*

Vicky McAnchie, Finance Director

Richard C. Prima, Jr.
Richard C. Prima, Jr.
Public Works Director

Jerry Adams
Jerry Adams
Chief of Police

RCP/GW/lm

cc: Randy Hays, City Attorney
Jerry Adams, Police Chief
Animal Services Task Force

George Miers & Associates
Gary Wiman, Project Manager

APPROVED: _____

H. Dixon Flynn
H. Dixon Flynn -- City Manager

CCONCEPTDESIGN&PROFSRVSAGREE - ANIMAL SERVICES

06/10/02



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Adopt Resolution Approving the Concept Design and Authorizing the City Manager to Execute a Professional Services Agreement with George Miers & Associates for Final Design and Construction Administration Services for the New Animal Services Facility, East Guild Avenue (\$360,000) **SUPPLEMENTAL INFORMATION**

MEETING DATE: June 19, 2002

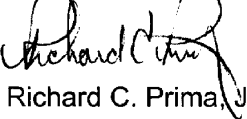
PREPARED BY: Public Works Director

RECOMMENDED ACTION: Per previous Council Communication.

BACKGROUND INFORMATION: The following additional information is being provided as stated in the previous Council Communication for the above project:

- Site Plan – This drawing shows the orientation of the facility on the proposed Guild Avenue/ Thurman Street Electric Utility Corporation Yard site. The Animal Services Facility is located in the northeast corner of the site, immediately south of the CCT tracks which run parallel to and south of Lodi Avenue.
- Floor Plan – Phase 1 – This drawing shows the more detailed of the building layout and rooms. The right side of the drawing is the north side of the building adjacent to the CCT railroad tracks, and the lower side of the drawing is along the parking lot being provided along Guild Avenue. The drawing is color coded to show five main functional areas of the building:
 1. Adoption Functions – These rooms support the extended care of socialized animals and adoption activities;
 2. Holding Animals – These are the initial spaces for animals being brought into the facility and include separate space for isolation of sick animals;
 3. Staff Volunteer Area – This includes administrative space, restrooms and lockers;
 4. Animal Support Areas – This includes food preparation, storage, delivery, and euthanasia spaces supporting both functions 1 and 2; and,
 5. Future expansion kennels – This would allow future phases to add kennels should the need arise.
- Cost Comparison Chart – This chart was recently provided by the architect and shows construction costs and other data for recent shelters built in other communities. Of those that have bid data, the facility closest in size to Lodi is that of Oakland, which shows a 1996 cost of \$160/SF. The ENR Building Cost Index has increased 15% since then, which would convert to a cost of \$182/SF.

Full-size architectural renderings of the concept plans and elevations will be presented at the meeting.


Richard C. Prima, Jr.
Public Works Director

RCP/lm

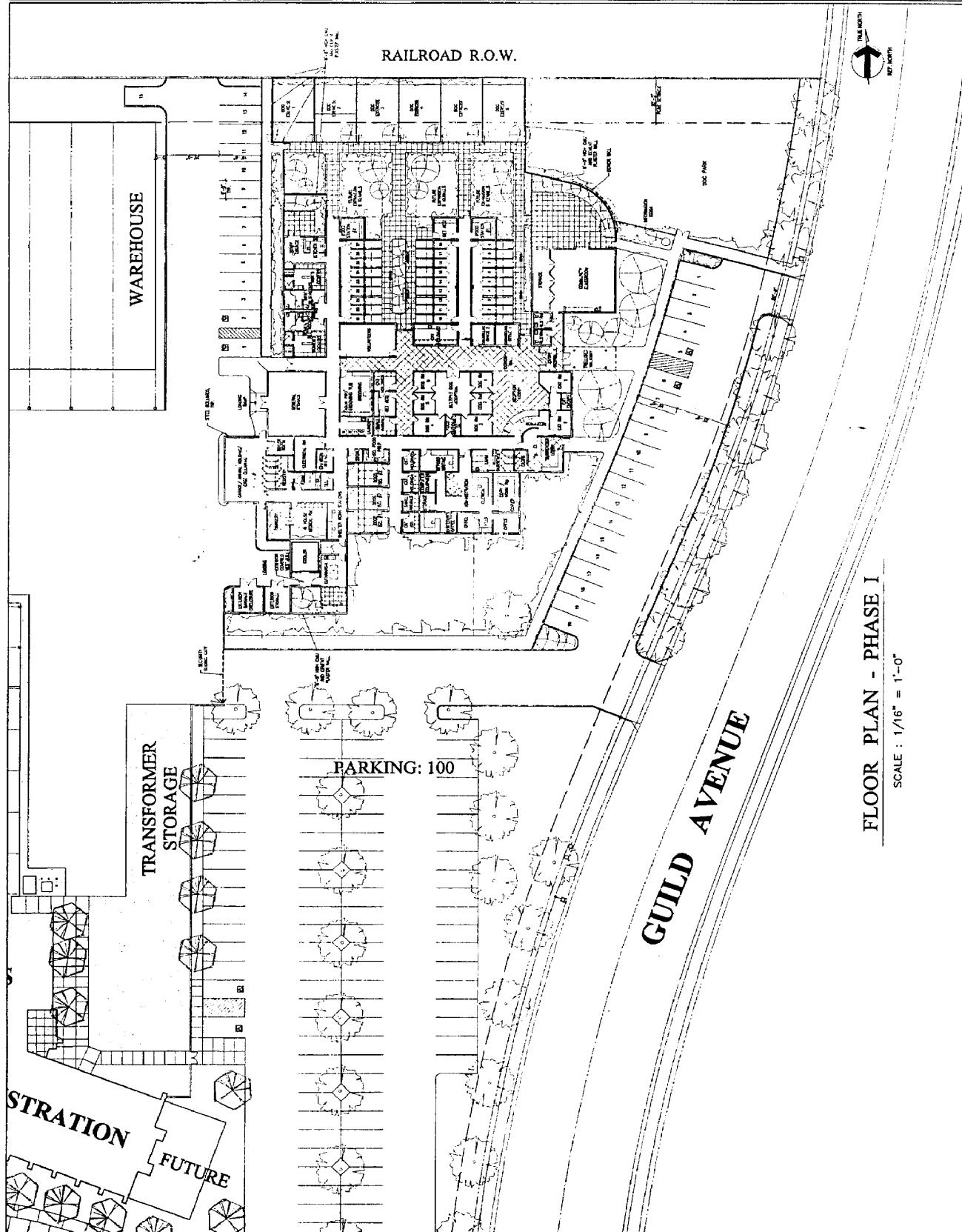
cc: Randy Hays, City Attorney
Jerry Adams, Police Chief
George Miers & Associates
Gary Wiman, Project Manager

APPROVED: _____

H. Dixon Flynn -- City Manager

CCONCEPTDESIGN&PROFSRVSAGREE-2 - ANIMAL SERVICES

06/19/02



FLOOR PLAN - PHASE I

SCALE : 1/16" = 1'-0"

Lodi Animal Services Facility
Recent Animal Shelter Facility Design Comparison

Chart A

Facility Name	Yearly Intake			Calculated Average Stay (In days)	Human Population Served (Design)	Animals/ Design Population	Spay/Neuter Clinic		Size (SF)	Construction Cost / SF **		Year of Bid/ Estimate
	Dogs	Cats	Total Cats & Dogs				Included	Nearby access		Construction Cost	Cost / SF	
Oakland Animal Shelter	4,459	1,949	6,408	8 (5+3)	± 400,000	0.02	no	yes*	23,777	\$3,800,000	\$160/SF	1996 Bid
San Diego Co. Animal Control †	8,347	4,906	13,253	10 (5+5)	± 600,000	0.02	no	yes*	39,000	\$6,250,000	\$160/SF	2000 Bid
San Diego Humane Society	5,200	4,800	10,000	20 (5+15)	± 1,000,000	0.01	yes	-	44,500	(2) \$5975000	\$135/SF	2002 Bid
Contra Costa Co. Animal Shelter	9,595	9,210	17,805	10 (5+5)	843,000	0.02	yes	-	35,222	\$7,605,000	\$216/SF	2002 Bid
San Jose Animal Shelter	7,562	11,071	18,633	10 (5+5)	850,000	0.02	yes (1)	-	43,537	\$9,579,000	\$220/SF	2002 Bid
Lake Elsinore (So. Riverside)	8,504	5,344	13,848	10 (5+5)	†††† 335,000	0.04	yes	-	33,471	\$5,200,000	\$156/SF	2001 Est
Santa Maria Facility	1,970	1,402	3,372	15 (5+10)	131,257	0.02	yes*	-	18,000		TBD	
El Cajon	2,277	1,719	3,996	15 (5+10)	151,000	0.03	no	-	16,000		TBD	
Sacramento County	11,420	12,052	33,472	10 (5+5)	825,000	0.04	yes*	-	TBD		TBD	
Placer County	2,054	2,959	5,013	10 (5+5)	††† 157,585	0.03	no	yes	****31,478	\$5,888,971	\$187/SF	2002 Est
Lodi Animal Services Facility	1,179	1,085	2,262	15 (5+10)	56,800	0.04	no	-	18,581	\$3,250,000	\$175/SF	2002 Est

* The Oakland Animal Shelter uses the Oakland SPCA Spay/Neuter clinic which is 5 to 10 minutes away. The San Diego County Animal Control Facility is on the same site and connected to the San Diego Humane Society and, therefore, uses their spay/neuter clinic.

** Included hard construction only. Does not include soft costs such as A&E fees, Administration fees, permits, etc. Also does not include land costs or site demolition costs.

*** Includes a 1,982 SF Barn and 3,735 SF of Multi-purpose Classrooms to be shared with Park and Recreation. Also, includes a U.C. Davis Training Clinic.

**** Includes a 3,419 SF Barn.

† Includes parking, sitework and finished pad for the Animal Control Facility only. Actual Building without site work = \$5,460,000. Site work was \$2,110,000 but included parking and finished pad with utilities for the 43,000 SF Humane Society. Cages and Equipment = \$460,000.

†† Based upon March 1, 2001 through August 31, 2001 figures which were extended at the same rate for 1 year.

††† Based upon Year 2000 minus Roseville.

†††† Year 2000. Year 2015 population is calculated to be 565,617

1) 3,000 SF Clinic was "shelled" out. Tenant Improvements are not included in price.

2) Most of the site work, utilities and the preparation of the "pad" is included in the animal control costs.

RESOLUTION NO. 2002-135

A RESOLUTION OF THE LODI CITY COUNCIL
APPROVING THE CONCEPT DESIGN FOR THE NEW
ANIMAL SERVICES FACILITY, EAST GUILD AVENUE

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NOW, THEREFORE, BE IT RESOLVED, that the Lodi City Council does hereby
approve the concept design for the new Animal Services Facility, East Guild Avenue.

Dated: June 19, 2002

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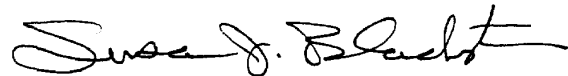
I hereby certify that Resolution No. 2002-135 was passed and adopted by the
Lodi City Council in a regular meeting held June 19, 2002 by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Howard, Land, Nakanishi, and
Mayor Pennino

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON
City Clerk

RESOLUTION NO. 2002-136

A RESOLUTION OF THE LODI CITY COUNCIL AUTHORIZING THE
CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES
AGREEMENT WITH GEORGE MIERS & ASSOCIATES FOR FINAL
DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES FOR
THE NEW ANIMAL SERVICES FACILITY, EAST GUILD AVENUE

=====

NOW, THEREFORE, BE IT RESOLVED, that the Lodi City Council does hereby
authorize the City Manager to execute a professional services agreement with George
Miers & Associates for final design and construction administration services for the new
Animal Services Facility, East Guild Avenue.

Dated: June 19, 2002

=====

I hereby certify that Resolution No. 2002-136 was passed and adopted by the
Lodi City Council in a regular meeting held June 19, 2002 by the following vote:

AYES: COUNCIL MEMBERS – Hitchcock, Howard, Land, and Nakanishi

NOES: COUNCIL MEMBERS – Mayor Pennino

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None


SUSAN J. BLACKSTON
City Clerk

CITY COUNCIL

PHILLIP A. PENNINO, Mayor
SUSAN HITCHCOCK
Mayor Pro Tempore
EMILY HOWARD
KEITH LAND
ALAN S. NAKANISHI

CITY OF LODI

PUBLIC WORKS DEPARTMENT

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H. DIXON FLYNN
City Manager
SUSAN J. BLACKSTON
City Clerk
RANDALL A. HAYS
City Attorney
RICHARD C. PRIMA, JR.
Public Works Director

June 13, 2002

George Miers & Associates
1150 Moraga Way, Suite 150
Moraga, CA 94556-1145

Animal Services Task Force

SUBJECT: Adopt Resolution Approving the Concept Design and Authorizing the City Manager to Execute a Professional Services Agreement with George Miers & Associates for Final Design and Construction Administration Services for the New Animal Services Facility, East Guild Avenue (\$360,000)

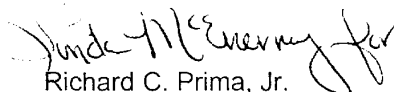
Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, June 19, 2002. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the regular calendar for Council discussion. You are welcome to attend.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Susan Blackston, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Gary Wiman, Construction Project Manager, at (209) 367-1140.


Richard C. Prima, Jr.
Public Works Director

RCP/lm

Enclosure

cc: City Clerk

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LODI CA 95240

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1410 METTLER RD
LODI CA 95242

TERRI ARBUCKLE
LODI ANIMAL SHELTER



VIEW FROM DOG PARK